

TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

		File #:	
TYPES - PLEASE CHECK OF Annexation Comprehensive Plan Am Zoning Amendment (site Historic Landmark Modif	endment (site specific) specific)	Conditional Use Permit Type III Major Modificat Planned Unit Developm Other: (Explain)	ion
APPLICANT INFORMATION:			
APPLICANT: 3J Consulting, Inc C/A ADDRESS: 9600 SW Nimbus Ave. EMAIL ADDRESS: mercedes.serra PHONE: 503-948-9365 x211 OWNER (if different from above) ADDRESS:	Suite 100, Beaverton, OR 97008 a@3j-consulting.com MOBILE: Bruce A. Thomas, Valerie J. The 4821 E Portland Road, Newber	omas rg, Oregon 97132	FAX:PHONE:
ENGINEER/SURVEYOR: 3J Con ADDRESS: 9600 SW Nimbus Ave.	sulting Inc, C/O Aaron Murphy Suite 100, Beaverton, OR 97008		PHONE: 503-946-9365 x218
GENERAL INFORMATION:			
PROJECT NAME: Crestview Gree	n Diamand with development in all of	PROJECT LOCATION: 4813	and 4821 E Portland Road tily attached units and 24 multi-family units
PROJECT DESCRIPTION/USE: MAP/TAX LOT NO. (i.e.3200AB-COMP PLAN DESIGNATION: LC CURRENT USE: Single-family resi	400): 321600900 DR, MDR, COM Idential	ZONE: R-1, R-2, C-2 SITE SIZE TOPOGRAPHY: Sloped	E: 4.94 SQ. FT. ACRE 2
SURROUNDING USES: NORTH: Single-family residential EAST: Single-family residential			al single-family, attached and multi-family
SPECIFIC PROJECT CRITI	ERIA AND REQUIREMENT	S ARE ATTACHED	4
For detailed checklists, applicate Annexation Comprehensive Conditional Use Historic Landman	e Plan / Zoning Map Amendme Permitap Referation	nt Title Report Written Criteria Res	es per application type, turn to:p. 15p. 19p. 21p. 23
plans must substantially conform to	o all standards, regulations, and	d procedures officially adopted by the ormation may delay the approval pro-	1/:
Applicant Signature	Date	Owner Signature	Thomas
Print Name		Print Name	Inomas

CONDITIONAL USE PERMIT CHECKLIST

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project. PUBLIC NOTICE INFORMATION - Draft of mailer **FEES** notice and sign; mailing list of all properties within 500'. **CURRENT TITLE REPORT** (within 60 days old) Submit one original 8 1/2" x 11" or 11" x 17" reproducible document together with 10 copies of the following information. In addition, submit two (2) full size copies of all plans. WRITTEN CRITERIA RESPONSE - Address the criteria listed on page 21. PROJECT STATEMENT - Provide a written statement that addresses the operational data for the project, including hours of operation, number of employees, traffic information, odor impacts, and noise impacts. SITE DEVELOPMENT PLAN. Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10", 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages): Existing Site Features: Show existing landscaping, grades, slopes and structures on the site and for areas within 100' of the site. Indicate items to be preserved and removed. Drainage & Grading: Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary. Utilities: Show the location of and access to all public and private utilities, including sewer, water, storm

water and any overhead utilities. Public Improvements: Indicate any public improvements that will be constructed as part of the project,

including sidewalks, roadways, and utilities.

Access, Parking, and Circulation: Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.

Site Features: Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.

Exterior Lighting Plan: Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.

Landscape Plan: Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.

ADA Plan Compliance: Indicate compliance with any applicable ADA provisions.

Architectural Drawings: Provide floor plans and elevations for all planned structures.

Signs and Graphics: Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.

Other: Show any other site elements which will assist in the evaluation of the site and the project.

TRAFFIC STUDY. A traffic study shall be submitted for any project that generates in excess of forty (40) trips per p.m. peak hour. This requirement may be waived by the Director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the Director for projects below forty (40) trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service.

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C	CUR	RENT TITLE REPORT (within 60 days old) MEASURE 49 WAIVER
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<u> </u>	WRI'	TTEN CRITERIA RESPONSE – Address the criteria listed on page 26. In addition, the written response buld address the planned unit development general provisions found in § 15.240.020 of the Development de.
	size 1":2	E DEVELOPMENT PLAN - Make sure the plans are prepared so that they are at least 8 $\frac{1}{2}$ x 11 inches in a and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 20' or other multiples of 10). Include the following information in the plan set (information may be shown on litiple pages):
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TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

	File #:			
TYPES - PLEASE CHECK ONE: Annexation Comprehensive Plan Amendment (site specific) Zoning Amendment (site specific) Historic Landmark Modification/alteration	Conditional Use Permit Type III Major Modification Planned Unit Development Other: (Explain)			
APPLICANT INFORMATION:				
APPLICANT: 3J Consulting, Inc C/O Mercedes Serra				
ADDRESS: 9800 SW Nimbus Ave. Suite 100, Beaverton, OR 97008				
EMAIL ADDRESS: Marcades.serra@sj-consulting.com				
PHONE: 503-948-9365 x211 MOBILE:	FAX:			
OWNER (if different from above): Richard D. Kimball Trus	t, Danna Kemp, Trustee PHONE: Road, Newberg, Oregon 97132			
ADDRESS: 12000 NE Parrett Mtn R ENGINEER/SURVEYOR: 3J Consulting Inc, C/O Aaron Murphy				
ADDRESS: 9600 SW Nimbus Ave. Suite 100, Beaverton, OR 97008	PHONE: 503-946-9365 x218			
GENERAL INFORMATION:				
PROJECT NAME: Crestview Green	PROJECT LOCATION: 4813 and 4821 E Portland Road ing 14 single-family units, 96 single-family attached units and 24 multi-family units			
PROJECT DESCRIPTION/USE: Planned unit development include	ing 14 single-family units, 96 single-family attached units and 24 multi-family units			
MAP/TAX LOT NO. (i.e.3200AB-400): R3216 01000	ZONE: R-1, R-2, C-2 SITE SIZE: 5.64 SQ. FT. ACRE &			
COMP PLAN DESIGNATION: LDR, MDR, COM CURRENT USE: Single-family residential	ZONE: R-1, R-2, C-2 SITE SIZE: 5.64 SQ. FT. □ ACRE © TOPOGRAPHY: Sloped			
SURROUNDING USES: NORTH: single-family residential	SOUTH: single-family residential			
EAST: single-family residential	WEST: planned development - single-family, attached and multi-family			
SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED				
General Checklist: Fees Public Notice Information Currer	nt Title Report Written Criteria Response Dwner Signature			
For detailed checklists, applicable criteria for the written criteria	eria response, and number of copies per application type, turn to:			
Annexation				
	respects true, complete, and correct to the best of my knowledge and belief. Tentative if procedures officially adopted by the City of Newberg. All owners must sign the ormation may delay the approval process.			
Applicant Signature Date	Janua Jemp Truster 12/23/202 Owner Signature Date			
- Abuseur Aikustara Data	Owner Organical Date			
Print Name	Owner Signature Date Date Print Name			
I THE PAINS	rific (value			

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	FEE	
_	CHE	notice and sign; mailing list of all properties within 500'. RENT TITLE REPORT (within 60 days old) MEASURE 49 WAIVER
ш	CUR	RENT TITLE REPORT (WILLIST OF DAYS OIL)
S	ubmit iform	tone original 8 $\frac{1}{2}$ " x 11" or 11" x 17" reproducible document together with 18 copies of the following ation. In addition, submit two (2) full size copies of all plans.
<u> </u>		TTEN CRITERIA RESPONSE – Address the criteria listed on page 26. In addition, the written response buld address the planned unit development general provisions found in § 15.240.020 of the Development de.
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ADDRESS: 9600 SW Nimbus Ave. Suite 100, Beaverton, O	N 9/008
EMAIL ADDRESS: mercedes.serra@3j-consulting.com	
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CURRENT USE: Single-family residential	
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NORTH: Single-family residential	SOUTH: Single-family residential
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General Checklist: Fees Public Notice Information	Current little Report written Criteria Response Dwner Signature
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Comprehensive Plan / Zoning Map A Conditional Use Permit Historic Landmark Modification/Alte	p. 15 Amendment (site specific)p. 19p. 21 erationp. 23p. 26
The above statements and information herein contained plans must substantially conform to all standards, regular application or submit letters of consent. Incomplete or mi	are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative tions, and procedures officially adopted by the City of Newberg. All owners must sign the issing information may delay the approval process.
Applicant Signature Date	Owner Signature Date
Dist Nove	Valerie Thomas
Print Name	Finulyanie

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